



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:07 – 3:08)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

ABEYANCE ITEM - Discussion and possible action regarding an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and North Airport Center, LLC, for City-owned Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet) located on Gregory Street between Elliot and Alexander Avenues (\$138,265 revenue less associated closing costs - Parks Capital Improvement Project Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$138,265 revenue - closing costs

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: Parks CIP Fund

PURPOSE/BACKGROUND:

On 1/17/01, Council approved marketing of the seven (7) parcels listed above. These are vacant parcels of land that the City has no current or future plans for. The land has been vacant for decades and has the potential to be alleviated and provide revitalization of the area. The lots are currently zoned R-3, Medium Density Residential and Apartment District, and each lot is an average size of 6,907 square feet.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Agreement for the Sale of Real Property
2. Counter Offer

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a recommendation for DENIAL. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the Real Estate Committee considered this contract for seven lots at its last meeting. A neighborhood

REAL ESTATE COMMITTEE MEETING OF JUNE 2, 2003

Public Works

Item 1 - Discussion and possible action regarding an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and North Airport Center, LLC, for City-owned Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet) located on Gregory Street between Elliot and Alexander Avenues (\$138,265 revenue less associated closing costs - Parks Capital Improvement Project Fund)

MINUTES – Continued:

meeting was held in Ward 5, in which the residents opposed the project for these seven lots, insisting that other properties in the immediate area should be improved first. However, the developer is not interested in those properties; they are interested in developing these seven lots to build condominiums. In order to get out of the contract, it has to be denied by the Council.

COUNCILMAN WEEKLY thanked MR. ROARK for his due diligence in trying to get these parcels developed. However, he expressed concern about the way in which MR. ROARK indicated his disappointment in him, during one of their telephone conversations, for not supporting this project, especially since he does not live in Ward 5. COUNCILMAN WEEKLY felt that, as the representative for the area, he has the right to express his opinion about a potential project for his ward. The drug infestation in the neighborhood needs to be cleared before \$150,000 homes are built, otherwise they will not sell. Staff and the developers should have more respect for the people that have lived there for over 25 years and know their neighborhood. MR. ROARK pointed out that he cannot do anything about the drug infestation and has no control over those properties.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:09 – 3:16)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to the Las Vegas Valley Water District for the purpose of providing water services located at 3821 North Fort Apache Road, know as Fire Station #45 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

LVVWD inspected the water distribution facilities located at 3821 North Fort Apache Road, which are to be owned, operated & maintained by LVVWD. The inspection determined that said facilities have been installed in accordance with LVVWD standards & specifications. Therefore, the water facilities constructed for the CLV have been accepted by LVVWD as being satisfactorily completed on 2/20/03 and CLV now turns over the property to LVVWD.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Bill of Sale
2. LVVWD 2/27/03 Letter

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:16 – 3:17)

1-285

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Grant of Easement from the City of Las Vegas to Nevada Power Company for the purpose of relocation of an existing power pole located at the southwest corner of Tenaya Way and Alexander Road approximately 20 feet west on Parcel Number 138-10-101-017 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

NV Power is requesting the right to construct, operate, add to, maintain and remove underground electric system(s), consisting of duct lines, manholes, vaults, wires, cables, transformer installation above/below ground, service boxes, other fixtures and apparatus for the transmission and distribution of electricity for future development in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Grant of Easement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 3 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this easement is for the relocation of a power pole at Bunker Park due to the development in that area. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:17 – 3:18)

1-300

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding Interlocal Agreement 109127 with the Las Vegas Valley Water District for water service to the future Las Vegas Metropolitan Police Department Downtown Area Command located on the northwest corner of Bonanza Road and Ninth Street (\$2,730 - General Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$2,730

☒

Budget Funds Available

Dept./Division: Public Works/Architectural Services

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. Before the Las Vegas Valley Water District will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement must be executed.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Interlocal Agreement 109127
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the agreement is necessary in order to install water facilities at the Las Vegas Metropolitan Police Department Downtown Area of Command. Staff recommends approval.

AL GALLEGO, Las Vegas resident, said that the vacant property should be watered to keep the dust down until construction begins.

REAL ESTATE COMMITTEE MEETING OF JUNE 2, 2003

Public Works

Item 4 - Discussion and possible action regarding Interlocal Agreement 109127 with the Las Vegas Valley Water District for water service to the future Las Vegas Metropolitan Police Department Downtown Area Command located on the northwest corner of Bonanza Road and Ninth Street (\$2,730 - General Fund)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:18 – 3:19)

1-324

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a 225 square foot Easement to the Las Vegas Valley Water District for fire hydrant services to the future Las Vegas Metropolitan Police Department Downtown Area Command located on the northwest corner of Bonanza Road and Ninth Street - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the future Las Vegas Metropolitan Police Department Downtown Area Command. In order to have fire sprinkler services for the site, the City is required to grant an Easement and Rights-of-Way to LVVWD to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, said this matter involves the easement that goes with the interlocal agreement in Item 4. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:19)

1-366

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a 50 square foot Easement to the Las Vegas Valley Water District for domestic water services to the future Las Vegas Metropolitan Police Department Downtown Area Command located on the northwest corner of Bonanza Road and Ninth Street - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the future Las Vegas Metropolitan Police Department Downtown Area Command. In order to have domestic water services to the site, the City is required to grant an Easement and Rights-of-Way to LVVWD to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 6 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, said this matter also involves an easement that goes with Item 4 for the fire hydrant and water facilities. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:19 – 3:20)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval authorizing Priority One Commercial, on behalf of the City of Las Vegas, to market the property located at 6325 Juliano Road - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the majority of the land for road alignment usage. This property will not be needed to be retained for the road alignment. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

RECOMMENDATION:

Staff recommends approval of the sale of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 7 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this relates to a house purchased by Right-of-Way for the Durango "S Curve." The house will not be torn down, but marketed. Staff recommends approval.

COUNCILMAN MACK asked if staff is getting down to the sale of the last few homes, because the “S Curve” is on schedule. MR. ROARK replied that the last house would be auctioned off the next day.

REAL ESTATE COMMITTEE MEETING OF JUNE 2, 2003

Public Works

Item 7 - Approval authorizing Priority One Commercial, on behalf of the City of Las Vegas, to market the property located at 6325 Juliano Road

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:20 – 3:21)

1-405

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Approval authorizing staff to enter into negotiations with the Las Vegas-Clark County Library District for lease of approximately 480 square feet of office space located at Stupak Community Center 300 West Boston Avenue - Ward 1 (M. McDonald)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Las Vegas-Clark County Library District is in need of office space to maintain operation of its business, which is expressly limited to a public library. There is approximately 480 feet of usable office space available at Stupak Community Center, which can be used to accommodate the public library.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 8 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that From Dreams to Reality is a non-profit organization that is presently using some of the space for some of their activities at the Stupak Center. The lease agreement will legalize that use. Staff recommends approval.

COUNCILMAN MACK asked if rent money is paid on these types of leases. MR. ROARK answered that they pay \$1 for using the facility two days a week.

REAL ESTATE COMMITTEE MEETING OF JUNE 2, 2003

Public Works

Item 8 - Approval authorizing staff to enter into negotiations with the Las Vegas-Clark County Library District for lease of approximately 480 square feet of office space located at Stupak Community Center 300 West Boston Avenue

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:21 – 3:22)

1-438

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and From Dreams To Reality for lease of approximately 2,800 square feet of office space located at Stupak Community Center 300 West Boston Avenue - Ward 1 (M. McDonald)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

From Dreams To Reality is in need of office space to maintain operation of its business which supports the needs of immigrants and their families and to those less fortunate. There is approximately 2,800 feet of usable office space available at Stupak Community Center, which can be used to accommodate their office.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 9 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

NOTE: COUNCILMAN WEEKLY disclosed that his liaison, RICKI BARLOW, is the chairman of the Library District.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that this matter is similar to Item 8. It involves a lease with the Library District for use of space for two days a week at the Stupak Center. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 2, 2003

Public Works

Item 9 - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and From Dreams To Reality for lease of approximately 2,800 square feet of office space located at Stupak Community Center 300 West Boston Avenue

MINUTES – Continued:

AL GALLEGO, citizen of Las Vegas, suggested expanding the area because it is used every day.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:22 – 3:25)

1-557

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003**

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Option to Purchase Real Property Agreement with developer Affordable Housing Resource Council to purchase approximately five (5) acres of City of Las Vegas land located in the vicinity of Rockmoss Street and Summerlin Parkway, Las Vegas, Nevada for development and construction of a senior assisted living project (portion of Parcel Number 138-28-301-003) - Ward 2 (L.B. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Bureau of Land Management conveyed this parcel of land to the City of Las Vegas by legislation for affordable housing development. Through a Request for Application process, the Model Assisted Living Advisory Committee chaired by Assemblywoman Barbara Buckley, this developer was selected to design, build and manage an assisted living facility to serve low-income seniors. This Option to Purchase is a requirement for receiving allocated tax credits and funding to build the project.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Option to Purchase Real Property Agreement

Submitted at the meeting: site map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 10 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised said that Items 10, 11, and 12 involve Option to Purchase Real Property Agreements with non-profit organizations. However, the parcel number for all three properties, of which he submitted a map, should be 138-28-801-002. When the patent was recorded from BLM to the City, it went

REAL ESTATE COMMITTEE MEETING OF JUNE 2, 2003

Neighborhood Services

Item 10 - Discussion and possible action regarding an Option to Purchase Real Property Agreement with developer Affordable Housing Resource Council to purchase approximately five (5) acres of City of Las Vegas land located in the vicinity of Rockmoss Street and Summerlin Parkway, Las Vegas, Nevada for development and construction of a senior assisted living project (portion of Parcel Number 138-28-301-003)

MINUTES – Continued:

through the Assessor's Office, who reassigned it a parcel number that did not show up until the previous week. Staff recommends approval of Items 10, 11, and 12.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:25 – 3:28)

1-557

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003**

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Option to Purchase Real Property Agreement Phase I with developer Affordable Housing Resource Council to purchase approximately two and one-half (2.5) acres of City of Las Vegas land located in the vicinity of Rockmoss Street and Summerlin Parkway, Las Vegas, Nevada for development and construction of senior housing (portion of Parcel Number 138-28-301-003) - Ward 2 (L.B. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Bureau of Land Management conveyed this parcel of land to the City of Las Vegas by legislation for affordable housing development. Through a Request for Application process, the Model Assisted Living Advisory Committee chaired by Assemblywoman Barbara Buckley, this developer was selected to design, build and manage affordable housing to serve low-income seniors. This Option to Purchase is a requirement for making a FY2003-2004 HUD 202 Senior Housing application for funding.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Option to Purchase Real Property Agreement Phase I

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 11 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 10 for other discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:25 – 3:28)

1-557

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003****DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Option to Purchase Real Property Agreement Phase II with developer Affordable Housing Resource Council to purchase approximately two and one-half (2.5) acres of City of Las Vegas land located in the vicinity of Rockmoss Street and Summerlin Parkway, Las Vegas, Nevada for development and construction of senior housing (portion of Parcel Number 138-28-301-003) - Ward 2 (L.B. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Bureau of Land Management conveyed this parcel of land to the City of Las Vegas by legislation for affordable housing development. Through a Request for Application process, the Model Assisted Living Advisory Committee chaired by Assemblywoman Barbara Buckley, this developer was selected to design, build and manage affordable housing to serve low-income seniors. This Option to Purchase is a requirement for making a FY2004-2005 HUD 202 Senior Housing application for funding.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Option to Purchase Real Property Agreement Phase II

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 12 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 10 for other discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:25 – 3:28)

1-557

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: LESA CODER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing Intent to Purchase 601 Fremont Street (Parcel Number 139-34-611-018), from Clark County, for fair market value (\$1,196,500 - Industrial Special Revenue Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$1,196,500 + closing costs☒**Budget Funds Available****Dept./Division:** OBD/Economic Division☐**Augmentation Required****Funding Source:** Industrial Special Revenue Fund**PURPOSE/BACKGROUND:**

The City of Las Vegas intends to purchase the property known as 601 Fremont Street for the purpose of selling the property to a third party which has submitted a written offer, contingent on the City's purchase of the property fee simple, and additional consideration. The property consists of 1.24 acres and is currently being used by the Las Vegas Metropolitan Police Department. The Office of Business Development tentatively accepts all of the terms of the Resolution of Intent to Sell Real Property approved by the County of Clark, Board of County Commissioners on May 20, 2003, except for the condition to close escrow within 30 days of the date of the Purchase and Sale Agreement. A mutually acceptable Purchase and Sale Agreement will be brought before the City Council for consideration on a subsequent agenda

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Board of County Commissioners Resolution dated May 20, 2003
3. Location Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 13 be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN MACK** concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE OF JUNE 2, 2003

Business Development

Item 13 - Discussion and possible action authorizing Intent to Purchase 601 Fremont Street (Parcel Number 139-34-611-018), from Clark County, for fair market value (\$1,196,500 - Industrial Special Revenue Fund)

MINUTES – Continued:

LESA CODER, Director, Office of Business Development, said that the property is commonly known as the “Fingerprint” building. It is anticipated that Metro’s new facility for that function will be open in July. The sale price of \$1,196,500 was mutually agreed on, plus closing costs. The County already approved the sale. Staff recommends approval as submitted.

AL GALLEG0, citizen of Las Vegas, requested a copy of the new purchaser agreement. MS. CODER deferred to DEPUTY CITY ATTORNEY PONTICELLO for an answer, to which she answered ASSISTANT CITY ATTORNEY JOHN REDLEIN has advised MS. CODER as to proper disposition of records.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08 – 3:09)

1-13

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JUNE 2, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:28)

1-673

THE MEETING ADJOURNED AT 3:28 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

June 10, 2003